#### 117 PORTA VECCHIO BEND NOKOMIS FL 34275

https://candiscarmichael.com









Welcome to a beautifully appointed 2 bedroom with a den and 2 bath residence in the sought-after, gated community of TOSCANA ISLES, where refined living and everyday comfort come together effortlessly. This elegant first-floor condominium at 117 Porta Vecchio Bend, Unit #102, offers a serene and polished environment designed to complement a relaxed TOSCANA ISLES [...]

- 2 beds
- 2 baths
- Residentia
- Condominium
- Activ
- 1398 sq ft



# **Courtesy of**

**Listing Office:** LPT REALTY, LLC **Office ID:** MFR261016803

Status: Active MLS ID: MFRA4672739

#### Description



#### Call us now

Phone: 727-888-3292



### **Basics**

Unit Number: 102 Bathrooms Full: 2

Type: Residential Bedrooms: 2 beds

Bathrooms: 2 baths Half baths: 0 half baths

Floors: 1 floor Area, sq ft: 1398 sq ft

Lot size, sq ft: 0 sq ft Year built: 2018

SubdivisionName: TOSCANA ISLES CARRIAGE HOMES ListOfficeName: LPT REALTY, LLC

GarageSpaces: 1 ListAOR: mfrmls

#### **Location Details**

**UnitNumber: 102** 

Township: 38 Road Surface Type: Asphalt, Paved

Elementary School: Laurel Nokomis Elementary Middle Or Junior School: Venice Area

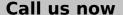
Middle

View: Water

High School: Venice Senior High

## **Property Features**





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Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Wet Bar **Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Laundry Room

Pool Features: Other

Flooring: Tile

Patio And Porch Features: Covered, Patio,

Screened

Garage YN: Yes Attached Garage YN: Yes

Garage Spaces: 1 Pets Allowed: Number Limit, Yes

**Exterior Features:** Rain Gutters, Sidewalk, Sliding **Roof:** Tile

Doors

Architectural Style: Florida Utilities: BB/HS Internet Available, Cable

Available, Electricity Connected, Public, Sewer Connected, Underground Utilities,

Water Connected

**Vegetation:** Mature Landscaping, **View:** Water

Trees/Landscaped

Water Source: Public Sewer: Public Sewer

Cooling: Central Air Heating: Central, Electric

**Furnished:** Unfurnished **Lot Features:** City Limits, Sidewalk,

Paved

## **Property Details**

**Subdivision Name:** TOSCANA ISLES CARRIAGE HOMES **Parcel Number:** 0375031018

Levels: One Direction Faces: Southeast

Foundation Details: Slab Construction Materials: Stucco

**Listing Terms:** Cash, Conventional, FHA, VA Loan

## **Association Information**



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**Association Fee Includes:** Pool, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Recreational Facilities, Sewer, Water

**Association Amenities:** Pickleball Court(s), Playground, Pool, Tennis Court(s)

**Community Features:** Association Recreation - Owned, Clubhouse, Community Mailbox, Playground, Pool, Sidewalks, Tennis Court(s)

#### Fees&Taxes

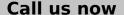
Tax Year: 2024 Tax Annual Amount: \$3,576

**Tax Other Annual Assessment Tax Legal Description:** UNIT 102, PH 5 BLDG 5,

**Amount:** 1590 TOSCANA ISLES CARRIAGE HOMES

#### Rooms





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Room type	Dimensions	Level	Length	Width
Bedroom 2	11x10	First	10	11
Living Room	14x16	First	16	14
Primary Bathroom	10x6	First	6	10
Primary Bedroom	11x16	First	16	11
Foyer	5x13	First	13	5
Office	10x9	First	9	10
Kitchen	9x12	First	12	9
Dining Room	9x6	First	6	9

# **Amenities & Features**





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Waterfront available: No AttachedGarageYN: Yes

PoolPrivateYN: No

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Community Mailbox, Playground,

Pool, Sidewalks, Tennis Court(s)

PoolFeatures: Other

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

GarageYN: Yes
FireplaceYN: No
Cooling: Central Air

ExteriorFeatures: Rain Gutters,

Sidewalk, Sliding Doors

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Underground

Utilities, Water Connected

**Amenities:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

## **Building Details**

ArchitecturalStyle: Florida NewConstructionYN: No Heating: Central, Electric Exterior material: Stucco

Roof: Tile

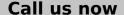
## **Miscellaneous**

Ownership: Condominium
Occupant Type:
Owner

Showing Requirements: Supra Lock Box, Appointment Only,

ShowingTime





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